

025.A

0003

0003.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
873,700 / 873,700

USE VALUE:

873,700 / 873,700

ASSESSED:

873,700 / 873,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
50-52		TROWBRIDGE ST, ARLINGTON

**OWNERSHIP**

Owner 1:	MCCARTHY SEAN	Unit #:	2
Owner 2:	TIEMESSEN ALANA		
Owner 3:			

Street 1: 52 TROWBRIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**PREVIOUS OWNER**

Owner 1:	HOME HELPERS RE SERVICES LLC -
Owner 2:	-

Street 1: 1 GREAT MEADOW RD

Twn/City: NEWBURY

St/Prov: MA	Cntry:	
Postal: 01951		

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Vinyl Exterior and 2128 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrooms.
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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8342																

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								419234
								GIS Ref
								GIS Ref
								Insp Date
								03/22/18

1 of 1

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Entered Lot Size	Parcel ID	025.A-0003-0003.2
Total Land:	Date	12/18/2019
Land Unit Type:	Date	1/3/2019
	Date	12/11/20
	Date	11/15/19

!16425!

**PRINT**

Date	Time
12/11/20	06:01:38
Date	Date
11/15/19	14:34:57
	apro
	16425
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOME HELPERS RE	69563-556		7/6/2017		910,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/22/2018		Measured							3/22/2018	Measured	DGM	D Mann
3/22/2018		NEW CONDO							3/22/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good														
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: %				OthrFix: 1	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl				<b>OTHER FEATURES</b>															
Color: BEIGE				Kits: 1	Rating: Very Good														
View / Desir: %				A Kits: 1	Rating:														
				FrpI: 1	Rating: Very Good														
				WSFlue: 1	Rating:														
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>RESIDENTIAL GRID</b>											
Grade: C - Average				Location: %				1st Res Grid	Desc: Line 1	# Units: 1									
Year Blt: 1915	Eff Yr Blt:			Total Units: %				Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC: %				Floor: 2 - 2nd Floor				Other											
Jurisdct: G19	Fact: .			% Own: 50.000000000				Upper											
Const Mod: %				Name: %				Lvl 2											
Lump Sum Adj: %								Lvl 1											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	7	3	2						
Sec Int Wall: %				Economic:				Additions:											
Partition: T - Typical				Special:				Kitchen:											
Prim Floors: 3 - Hardwood				Override:				Baths:											
Sec Floors: %				Total: 4.6 %				Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor: %								Heating:											
Bsmnt Gar: %								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 15 - H.V.A.C																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wall: %	% Sprinkled: %																		
<b>MOBILE HOME</b>				Make: %	Model: %	Serial #: %	Year: %	Color: %											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 025.A-0003-0003.2								<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10X10	G	GD	1915	50.00	T	30	102			3,500		3,500		
19	Patio	D	Y	1	17X12	G	GD	2017	5.11	T	3.8	102			1,000		1,000		
More: N	Total Yard Items:	4,500		Total Special Features:			Total:	4,500		<b>AssessPro Patriot Properties, Inc</b>									